



**FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **LON/00AY/F77/2025/0223**

Property : **Flat 5 Commonsides Court, Streatham
High Street, London SW16 6ET**

Tenant : **Mrs M Sexton**

Landlord : **Enfranchise 496 Ltd c/o Bells
Southfields Ltd.**

**Date of Landlord's
Objection** : **2 June 2025**

Type of Application : **Section 70, Rent Act 1977**

Tribunal : **Mr D Jagger MRICS
Mr O Miller**

**Date of Summary
Reasons** : **7 October 2025**

DECISION

The sum of £829 per calendar month will be registered as the fair rent with effect from 7 October 2025, being the date, the Tribunal made the Decision.

SUMMARY REASONS

Background

1. Following an objection from the Landlord to the determination of a fair rent by the Rent Officer, the Tribunal has made a determination under the provisions of the Rent Act 1977.

2. The parties did not request a hearing to determine this matter and the Tribunal agreed with this arrangement. The tenant requested an inspection which took place on the 7 October 2025 in the presence of the tenant. The Tribunal considered this case on the basis of the inspection and papers provided by the parties and the Rent Officer with the assistance of Rightmove and Google Maps.

Evidence

3. The Tribunal received a completed Reply Statement from the Landlord. The Tenant did not complete the Reply Statement. The Tribunal had before it, the Rent Officers two Registrations and calculations for the most recent registration on the 1 April 2025 to take effect on the 30 May 2025.

The Inspection.

4. The property was inspected on the 7 October 2025 in the presence of the tenant. In essence, this property has been subject to considerable improvements by the tenant during her long period of occupation since 1988. Over the years, the various fittings have become a little dated but remain functional.

Determination and Valuation

4. Having consideration of the Landlords evidence and our own expert, general knowledge of rental values in the Streatham area, we consider that the open market rent for the property in its current condition would be in the region of **£1,550** per calendar month. From this level of rent we have made adjustments in relation to:

Terms of tenancy agreement, no white goods, no carpets or curtains, dated kitchen and sanitary fittings, no central heating. This equates to approximately 30%

5. The Tribunal has also made an adjustment for scarcity at 20%

6. The full valuation is shown below:

Market Rent		£1550	pm
<i>Less</i>	approx. 30%	£465	
		£1085	
Less Scarcity	approx. 20%	<u>£217</u>	
		£868 pm	

Decision

7. The uncapped fair rent initially determined by the Tribunal, for the purposes of section 70, was **£868** per calendar month. The capped rent for the property according to the provisions of the Rent Acts (Maximum Fair Rent) Order 1999 is calculated at £829 per calendar month. The calculation of the capped rent is shown on the decision form.

8. In this case therefore the lower rent of £829 per calendar month is to be registered as the fair rent for this property.

Chairman: Duncan Jagger MRICS Date: 7 October 2025

APPEAL PROVISIONS

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision. If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in the full reasons. Any subsequent application for permission to appeal should be made on Form RP PTA